HOLLAND BROADBRIDGE
















The Property Ombudsman

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HOLLAND BROADBRIDGE

11 Millennium Gardens, Racecourse Crescent,
Shrewsbury, Shropshire, SY2 5BZ

www.hbshrop.co.uk







Offers In The Region Of £210,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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11 Millennium Gardens, Racecourse Crescent, Shrewsbury, Shropshire, SY2 5BZ

Offers In The Region Of

£210,000

Offered for sale with NO UPWARD CHAIN, this is an attractive, beautifully presented and deceptively spacious three bedroom mid-terrace house, which occupies a premium position on this small select 'green and leafy' development constructed by renowned local builders Shropshire Homes. Thoughtfully designed and well maintained throughout the property offers pleasing accommodation ideal for many potential buyers. Millennium gardens is conveniently situated for access to good local amenities and is within walking distance of the River Severn with tranquil riverside walks leading to the Quarry Park and the Shrewsbury town centre. early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, attractive kitchen, first floor landing, three bedrooms, modern bathroom, neatly kept front and low maintenance rear enclosed gardens, one allocated car parking space plus additional parking, double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

Entrance hallway
Having radiator, telephone point, understairs storage cupboard, wood effect flooring, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

Lounge/diner
14'7 x 14'2
Having UPVC double glazed window to rear, double glazed sliding patio door giving access to rear gardens, coal effect electric fire set to a marble style hearth with decorative fire surround, TV aerial point, two radiators, coving to ceiling.

Doorway from entrance hallway gives access to:

Kitchen
7'11 x 7'9
Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, vinyl floor covering, tiled splash surrounds, space for appliances, UPVC double glazed window to front, wall mounted gas fired central heating boiler.

From entrance hallway stairs rise to:

First floor landing
Having loft access.

Doors then give access to: Three bedrooms and bathroom.

Bedroom one
10'11 x 8'1
Having two UPVC double glazed windows to front, radiator. large over stairs mirror fronted wardrobe plus over stairs airing cupboard with hot water tank cylinder unit.

Bedroom two
9'7 x 7'7
Having UPVC double glazed window to rear, radiator.

Bedroom three
7'9 max x 6'3
Having UPVC double glazed window with a pleasing aspect to rear, radiator.

Bathroom
Having a white three piece suite comprising: panel bath with electric shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, vinyl floor covering, radiator, mirror fronted bathroom cabinet, extractor fan to ceiling.

Outside
Within the residence car park there is one allocated car parking space. to the front of the property paved pathway gives access to front door with lawn gardens to either side and outside lighting point. Gated rear pedestrian access then leads to the property's :

Low maintenance rear gardens
Comprising: Paved patio area with matching pathway, low maintenance stone section with centralised shrub section, timber garden shed. The rear gardens are enclosed by fencing.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

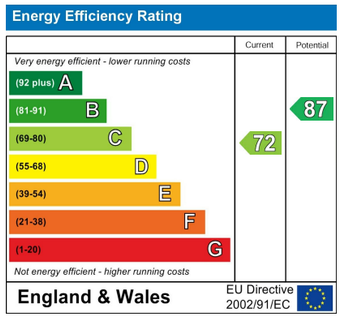
COUNCIL TAX BAND C

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

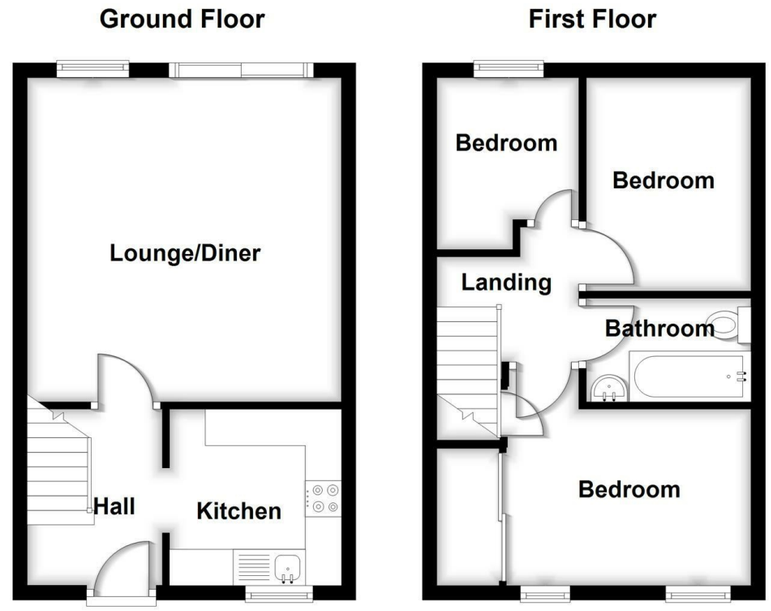
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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